

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY/PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** REZONING FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT) AND AMENDMENT TO THE PUD FINAL MASTER PLAN AND DEVELOPER'S COMMITMENT AGREEMENT FOR THE HEATHROW INTERNATIONAL BUSINESS CENTER (MIRANDA FITZGERALD)

**DEPARTMENT:** Planning and Development **DIVISION:** Planning

**AUTHORIZED BY:** Matthew West **CONTACT:** Tony Matthews **EXT.** 7373

**Agenda Date** 8/06/03 **Regular** ☐ **Consent** ☐ **Work Session** ☐ **Briefing** ☐  
**Public Hearing – 1:30** ☐ **Public Hearing – 7:00** ☒

**MOTION/RECOMMENDATION:**

1. RECOMMEND APPROVAL of the proposed rezoning from PUD (Planned Unit Development) to PUD (Planned Unit Development), First Amendment to Third Amended and Restated Commitments, Classification and District Description, and PUD Final Master Plan for the Heathrow International Business Center PUD, generally located on the west side of I-4, immediately north of the I-4 and Lake Mary Boulevard Interchange, on properties extending north along International Parkway to CR 46A (portions also known as H.E. Thomas Jr., Parkway) with staff findings, or
2. RECOMMEND DENIAL of the proposed rezoning from PUD (Planned Unit Development) to PUD (Planned Unit Development), First Amendment to Third Amended and Restated Commitments, Classification and District Description, and amendment to the PUD Final Master Plan for the Heathrow International Business Center PUD, generally located on the west side of I-4, immediately north of the I-4 and Lake Mary Boulevard Interchange, on properties extending north along International Parkway to CR 46A (portions also known as H.E. Thomas Jr., Parkway), or
3. CONTINUE this item to a date and time certain.

(District 5 – Commissioner McLain)

(Tony Matthews, Principal Planner)

**BACKGROUND:**

The applicant, Miranda Fitzgerald, is requesting rezoning from PUD (Planned Unit Development) to PUD (Planned Unit Development) and amendment to the PUD Final Master Plan and Developer's Commitment Agreement for the Heathrow International Business Center PUD (HIBC PUD) to allow a community college campus and accompanying office space on Tract B of the HIBC.

**STAFF RECOMMENDATION:**

RECOMMEND PUD zoning and PUD amendment, as proposed, with the enclosed staff findings and recommendation.

**Reviewed by:**

**Co Atty:** \_\_\_\_\_

**DFS:** \_\_\_\_\_

**Other:** \_\_\_\_\_

**DCM:** \_\_\_\_\_

**CM:** \_\_\_\_\_

**File No.** Z2003-024

**CITY OF LAKE MARY PLANNING AND ZONING COMMISSION (P&Z) (7/22/03):**

On July 22, 2003, the City of Lake Mary P&Z Commission unanimously recommended approval of a PUD amendment to allow for the proposed community college. The City of Lake Mary City Commission will hear the item on August 21 and September 4, 2003.

<b>HEATHROW INTERNATIONAL BUSINESS CENTER SEMINOLE COMMUNITY COLLEGE STAFF ANALYSIS</b>		
<b>APPLICANT</b>	Miranda Fitzgerald, Lowndes, Drosdick, Doster, Kantor and Reed, P.A.	
<b>PROPERTY OWNER(S)</b>	Seminole Community College	
<b>REQUEST</b>	Rezoning from PUD (Planned Unit Development) to PUD (Planned Unit Development), First Amendment to Third Amended and Restated Commitments, Classification and District Description, and amendment to PUD Final Master Plan for the Heathrow International Business Center PUD.	
<b>HEARING DATE(S)</b>	<b>LPA/P&amp;Z:</b> August 6, 2003	<b>BCC:</b> August 26, 2003
<b>SEC/TWP/RNG</b>	06-20-30-300-013A and 014A-0000	
<b>LOCATION</b>	East side of AAA Drive, immediately east of the Colonial Grand Apartments.	
<b>APPROXIMATE SIZE</b>	188.8 acres (PUD), 6.4 acres (college property).	
<b>EXISTING USE</b>	Vacant	
<b>FUTURE LAND USE DESIGNATION</b>	Planned Development	
<b>ZONING CLASSIFICATION</b>	PUD (Planned Unit Development)	
<b>FILE NUMBER</b>	Z2003-024	
<b>COMMISSION DISTRICT</b>	#5 – McLain	

**OVERVIEW**

**Zoning Request:** The applicant is requesting a rezoning from PUD (Planned Unit Development) to PUD (Planned Unit Development) and amendment to the existing HIBC PUD Final Master Plan and Developer's Commitment Agreement to include "college/university" as an approved use and to increase the office square footage. These changes are shown in bold italics on Table III-1 and III-2 of the enclosed First Amendment to Third Amended and Restated Commitments, Classification, and District Description for the HIBC PUD, which will be created by this amendment (see note at end of this report).

This PUD amendment will allow Seminole Community College to develop an 860 student campus with an accompanying 14,000 square feet of office space. The proposed campus will be located on approximately 6.4 acres, within Tract B of the HIBC PUD,

located on the east side of AAA Drive, immediately east of Colonial Grand Apartments. The northernmost portion of the site is located within the City of Lake Mary (see enclosed maps).

The applicant has stated that for simplicity and to avoid an allocation of land use between jurisdictions, the educational and office components have been incorporated into the Seminole County portion of the HIBC. Section X of the HIBC PUD commitment agreement provides that in the event an individual construction project is located in both jurisdictions, either jurisdiction may opt to defer their jurisdictional authority to approve, permit and inspect the construction project to the other jurisdiction.

The proposed campus is intended primary to serve a continuing education demand generated by businesses within the HIBC and thus many of the students are expected to be employees of businesses within the HIBC development.

**Existing Land Uses:** Abutting uses, future land use designations and zoning classifications are:

Location	Existing Use	Future Land Use	Zoning
Site	Vacant	Planned Development	PUD
North	Vacant	Commercial (Lake Mary)	PUD (Lake Mary)
South	Office	Planned Development	PUD
East	Retention	Planned Development	PUD
West	Multi-family	Planned Development	PUD

Development trends are toward mixed uses along this portion of the HIBC.

## **SITE ANALYSIS**

**Facilities and Services:** Adequate facilities and services must be available concurrent with the impacts of development. The applicant has submitted a Concurrency Review Deferral application. A full concurrency review will be required at time of site plan review.

The proposed rezoning is consistent with the adopted future land use designation of Planned Development assigned to the property and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Seminole County Comprehensive Plan (Vision 2020).

### **Transportation:**

1. Access will be provided to the site via International Parkway and AAA Drive (both private roadways). After preliminary review, the additional traffic resulting from this proposal will not result in any adverse impacts and will not alter the conclusions of the 2000 Monitoring and Modeling Study (prepared by Kimley-Horn and Associates Inc.), nor require any mitigation for additional site traffic.

2. The Land Development Code of Seminole County does not establish a minimum standard for parking spaces for universities, colleges or technical schools. At this stage of the development process, the applicant is not required to submit a site plan nor commit to a minimum number of parking spaces.

Planning Advisory Service Report #432 (Off-street Parking Requirements) (1991), published by the American Planning Association, provides a number of nationwide examples of parking requirements for colleges, universities and trade schools as shown in the following table:

College/University	Trade School	ITT Business Training Facility School (I-4 and Lake Mary Boulevard)	Seminole Community College (Oviedo area)
3.3 spaces per 1,000 square feet of gross floor area; St. Louis County, Missouri	1 space per 4 students; Omaha, Nebraska	2 space per 1 seat	1 space per 2 full time equivalent students; 1 space per faculty or staff member
10 spaces per classroom; El Paso County, Colorado	1 space per 2 students; Orange County, California		
1 space per 4 students; Lake Forest, Illinois	1 space per student; 1 space per teacher or other employee; Montgomery County, Ohio		
1 space per 3 employees and staff members; 1 space per 3 full-time students; St Paul, Minnesota			

Based on the above table, staff believes a minimum of 477 (estimated) parking spaces would be needed to accommodate the parking requirements for the proposed community college as follows:

Use	Parking Spaces Needed
Students (860 students at 1 space per 2 full time equivalent students). Includes parking for faculty and staff, which number is an estimate at this time.	430
Office Space 14,000 square feet (1 space per 300 square feet of gross floor area, per the existing HIBC commitment agreement).	47
Total Estimated Spaces	477

Water and Sewer:

The site is served by Seminole County utilities.

Compliance with Environmental Regulations:

There are no identified flood prone or wetland areas on this property.

Compatibility with Surrounding Development:

The proposed use would be compatible with surrounding multi-family and nonresidential uses. PUD zoning, with development conditions, can ensure compatibility with surrounding uses.

**STAFF FINDINGS AND RECOMMENDATION:**

RECOMMEND APPROVAL of the proposed rezoning from PUD (Planned Unit Development) to PUD (Planned Unit Development), First Amendment to Third Amended and Restated Commitments, Classification and District Description, and PUD Final Master Plan for the Heathrow International Business Center PUD, generally located on the west side of I-4, immediately north of the I-4 and Lake Mary Boulevard Interchange, on properties extending north along International Parkway to CR 46A (portions also known as H.E. Thomas Jr., Parkway), with the following findings:

1. The proposed uses would be compatible with surrounding development and development trends toward mixed use development.
2. The additional traffic and diverted trips resulting from this proposal will not result in any adverse impacts and will not alter the conclusions of the 2000 Monitoring and Modeling Study, nor require any mitigation for additional site traffic.
3. The request is consistent with the adopted future land use designation of Planned Development assigned to the property and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Seminole County Comprehensive Plan (Vision 2020 Plan).
4. The request is consistent with Plan policies identified at this time.

**Note:** Staff will present the Third Amended and Restated Commitments, Classification and District Description for the HIBC PUD at this public hearing. Two (2) tables from this agreement are enclosed.

**Attachments:** Staff Report.

*Table III-2*

**HEATHROW INTERNATIONAL BUSINESS CENTER  
LAND USE DATA**

**Seminole County PUD Development Program**

<u>Land Use Classification</u>	<u>Acres</u>	<u>Square Feet</u>	<u>Units</u>	<u>Students</u>
Office	89.1	1,179,250 <sup>1</sup>		
- College/University				860
Day Care	1.8	24,000		
Residential	29.4		313	
Linear Park	1.9			
Open Space/Retention/Lakes	57.0 <sup>2</sup>			
Right-of-Way	9.6			
TOTAL	188.8	1,203,250	313	860

1 Office use includes Support Retail/Commercial uses, Campus Office uses, and College/University office component not to exceed 14,000 square feet.

2 Includes lift station easement on Tract B.

Tables III-1 and III-2 are hereby deleted in their entirety and in place thereof shall be inserted the following:

III. LAND USE TABLE

Table III-1

HEATHROW INTERNATIONAL BUSINESS CENTER  
LAND USE DATA

Total PUD Development Program

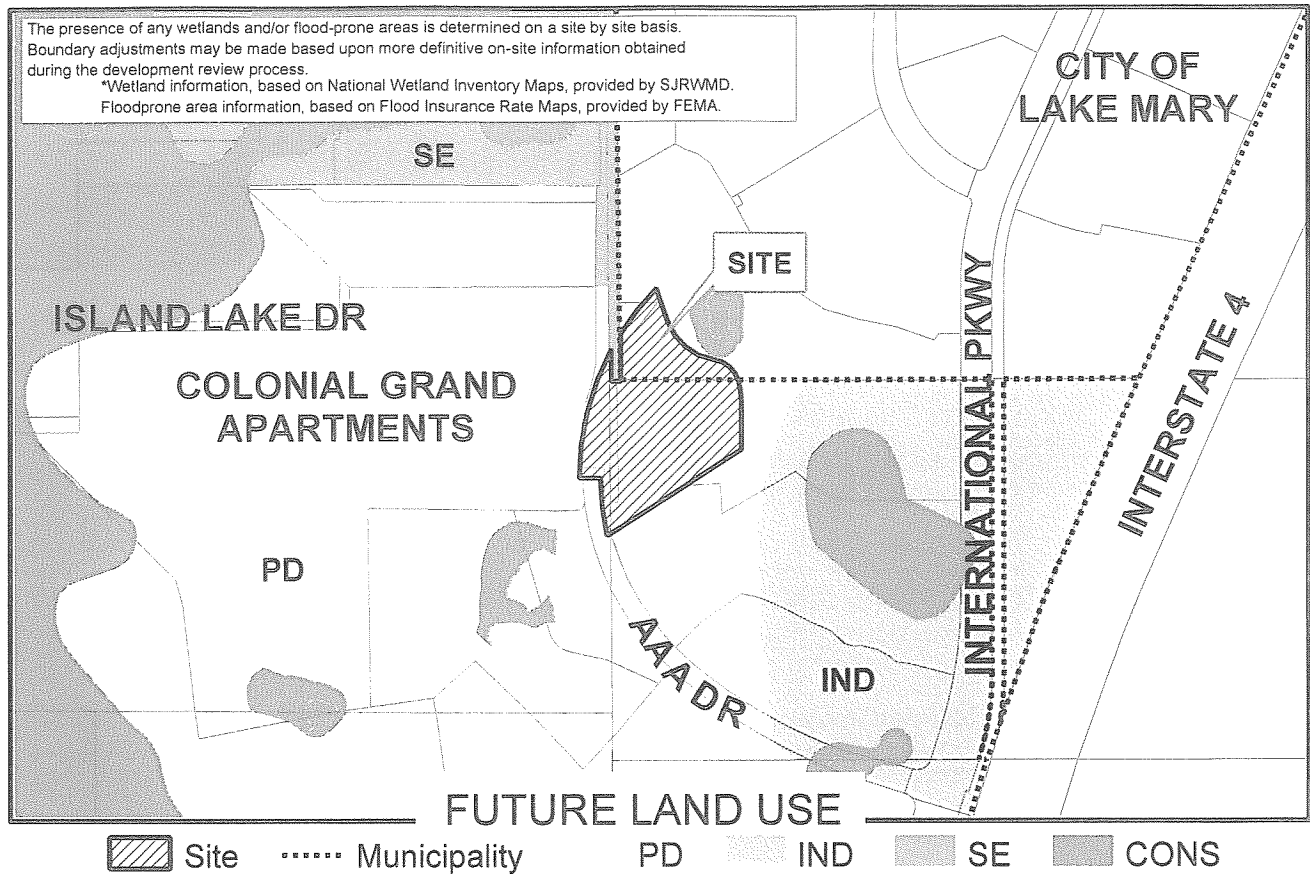
<u>Land Use Classification</u>	<u>Acres</u>	<u>Square Feet</u>	<u>Units</u>	<u>Rooms</u>	<u>Students</u>
Office <sup>1</sup>	176.9	2,984,000			
- College/University					860
Retail/Commercial	46.7	90,000			
- Hotel				304	
Day Care	1.8	24,000			
Multifamily	29.4		313		
Parks:					
- Urban Park	9.1				
- Linear Park	7.0				
Open Space/Retention/Lakes	84.6 <sup>2</sup>				
Right-of-Way	51.6				
TOTAL	407.1	3,098,000	313	304	860

1 Office use includes Support Retail/Commercial uses and Campus Office uses, and College/University office component not to exceed 14,000 square feet.

2 Includes lift station easement on Tract B.

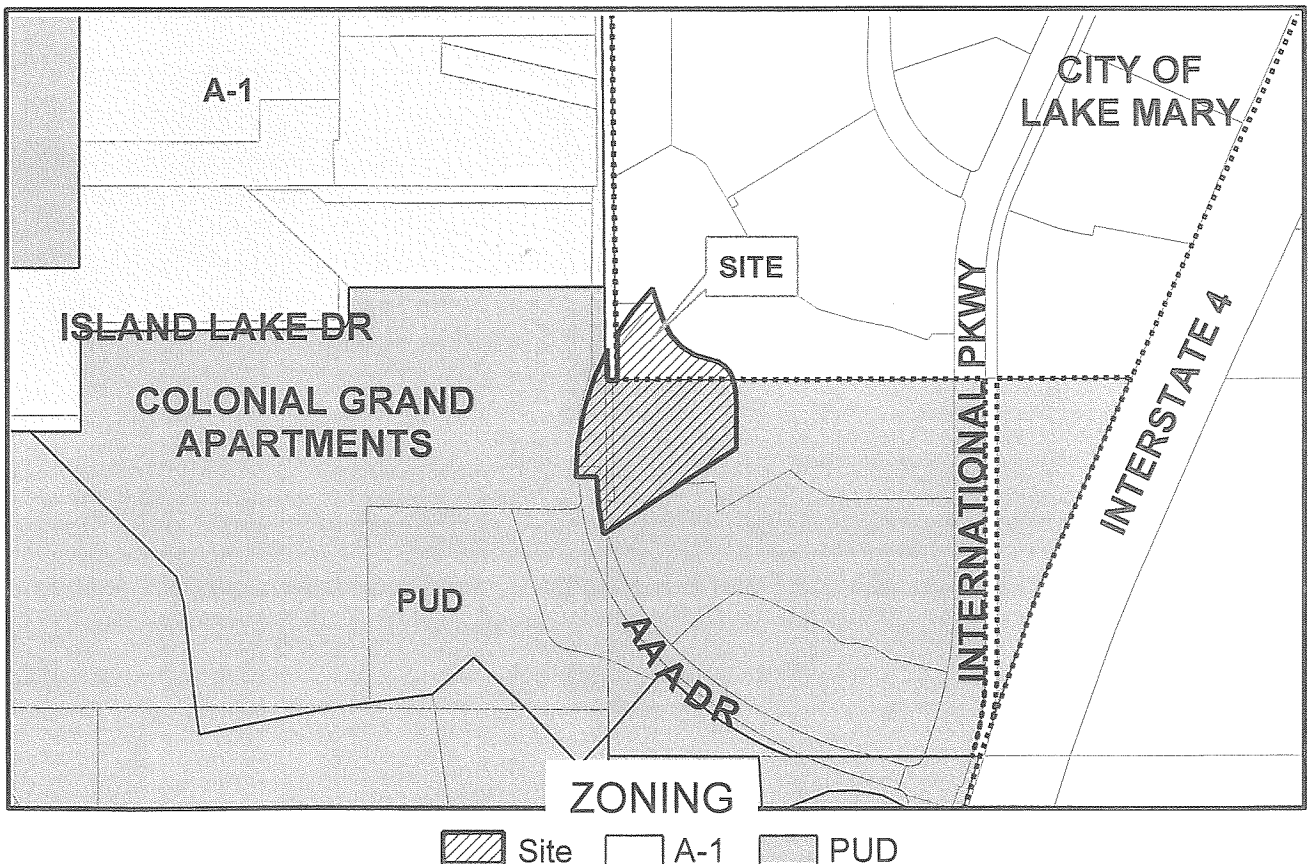


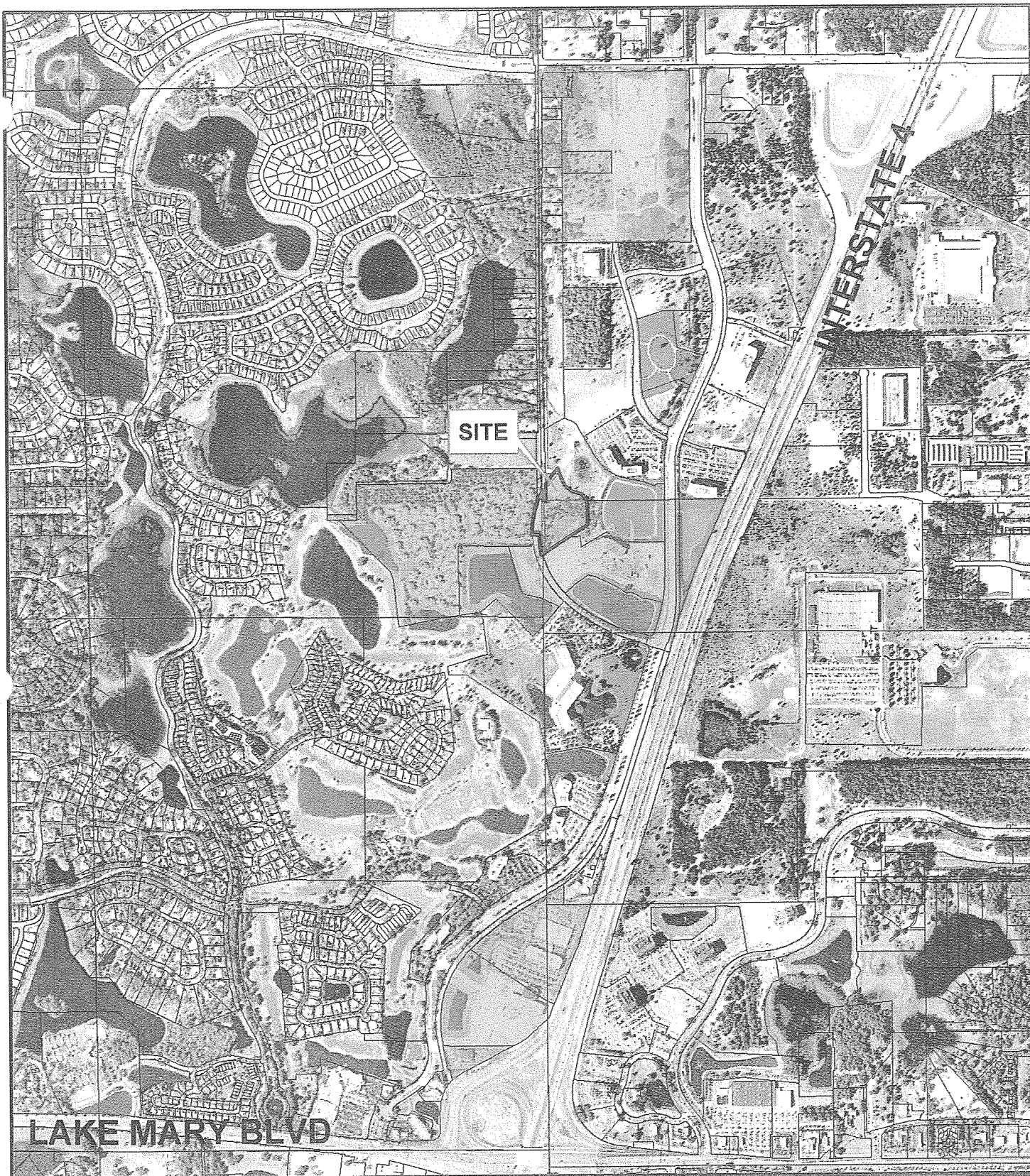




Applicant: Miranda F. Fitzgerald  
 Physical STR: 6-20-30-300-014A & 013A-0000  
 Gross Acres: 6.4 BCC District: 5  
 Existing Use: Vacant  
 Special Notes: Seminole Community College

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2003-024	PUD	PUD





Rezone No: Z2003-024

From: PUD To: PUD

 Parcel

 Subject Property



February 1999 Color Aerials

